

LEGAL DESCRIPTION

A part of Government Lot 1, Section 23, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

For a point of reference commence at the Southwest corner of Lot 17, Block 1, Ponte Vedra Beach Oceanfront Estates Section, as recorded in Map Book 7, Pages 11 and 12, of the Public Records of St. Johns County, Florida; thence South 78 degrees, 10 minutes, 10 seconds West along the Westerly projection of the Southerly line of said Lot 17, a distance of 100 feet to the Westerly right of way line of State Road A-1-A (as now established as a 100 foot right of way); thence South 11 degrees, 49 minutes, 50 seconds East, along said Westerly right of way line of State Road A-1-A, a distance of 10 feet to the Point of Beginning; thence North 11 degrees, 49 minutes, 50 seconds West along said Westerly right of way line of State Road A-1-A, a distance of 100 feet; thence South 78 degrees, 10 minutes, 10 seconds West, along the Westerly projection of the South line of the Northerly 70 feet of Lot 17, of aforementioned Block 1, a distance of 734 feet, more or less to the West line of aforesaid Government Lot 1, thence Southerly along said West line of Government Lot 1, a distance of 100 feet more or less to a point which lies South 78 degrees, 10 minutes, 10 seconds West from the Point of Beginning; thence North 78 degrees, 10 minutes, 10 seconds East along the Westerly projection of the South line of the Northerly 10 feet of Lot 18, of aforementioned Block 1, a distance of 730 feet more or less to the Point of Beginning.

Subject to covenants and restrictions set forth in the instrument recorded in Deed Book 211, page 165, Public Records of St. Johns County, Florida, to riparian rights and title to any portion of the property lying below the normal mean high water mark of any body of water and to the rights of the public or any governmental entity to any marsh or wetlands.

Parcel No. 067375-0020 and 067375-0025